

# Overlake Master Plan and Implementation Strategy

## Land Use

### Strategies for Action

#### Proposed Strategies for Action

- Develop a lively, walkable retail street on 152nd Ave NE
- Develop multi-family as the majority use along 152nd Ave NE and in the eastern portion of Overlake Village
- Encourage small, local businesses to remain in the neighborhood
- Tailor the development incentive program offered in the Overlake Village to neighborhood goals, and consider allowing taller buildings as an incentive for provision of major amenities
- Take a coordinated approach to development of three cornerstone sites
- Provide additional incentives to obtain special amenities on the cornerstone sites
- Revise development standards and design guidelines
- In the Employment Area, establish a phased approach for potential increases in commercial square footage
- In the Employment Area, support opportunities for multi-family and limited retail development
- Continue to protect the character of residential neighborhoods
- Improve access to open space for residential neighborhoods

